LOT 32
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

NIKOSEY MICHAEL G & CHERIE A
222 WILDLIGHT AVE
YULEE, FL 32097

2024

44-2N-27-1000-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

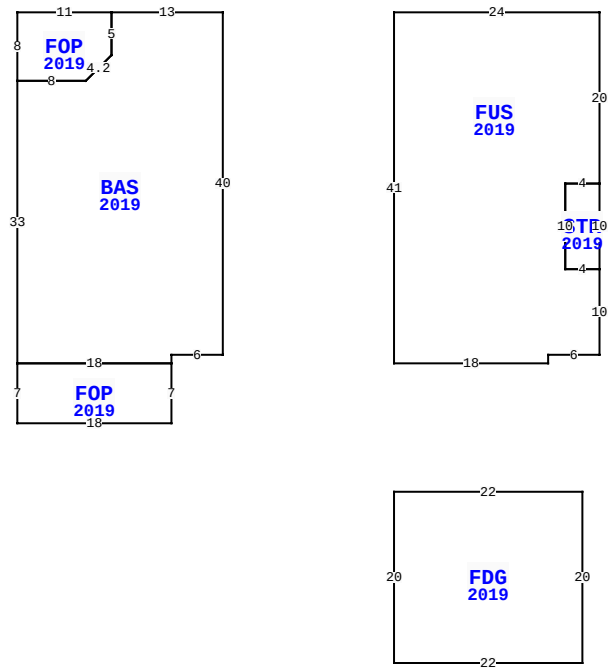
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	895	100	895	121,437
FDG	440	60	264	35,821
FOP	84	30	25	3,392
FOP	126	30	38	5,156
FUS	938	100	938	127,272
STR	40	10	4	543
TOTALS	2,523		2,164	293,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,164	144.9959	137.75	298,091	2019	2019	0	0	0	1.50	98.50

1 TOWNHOUSE – 0% - 0 Heated Area: 1833 HX Base Yr



222 WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	293,620
TOTAL MARKET OB/XF VALUE	2,446
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	356,066
SOH/AGL Deduction	0
ASSESSED VALUE	356,066
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	356,066
TOTAL JUST VALUE	356,066
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	329,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
200455	CO ISSUED	0	01/16/2020
18009681	GARAGE	0	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2375/0146	7/10/2020	SW	Q	I	01	308,000
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: NIKOSEY MICHAEL G &						
2241/0856	12/04/2018	SW	Q	V	05	373,900
GRANTOR: WILDLIGHT LLC						
GRANTEE: DOSTIE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 FOP=[YR=2019] W11 S8 E8 U3 R3 N5$ S5 D3 L3 W8 S33 FOP=[YR=2019] S7 E18 N7 W18$ E18 N1 E6 N40$ PTR=E20 FUS=[YR=2019] S41 PTR=S15 FDG=[YR=2019] S20 E22 N20 W22$ N15$ E18 N1 E6 N10 STR=[YR=2019] N10 W4 S10 E4$ W4 N10 E4 N20 W24$ W20$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	0	0	80.00	SF	6.50	6.50	100	2019	2019	3	98	510	
2	0810	CONCRETE A	0	0	0	0	304.00	SF	6.50	6.50	100	2019	2019	3	98	1,936	

LAND DESCRIPTION

TOTAL OB/XF 2,446

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000310	C	TOWNHOUSE2	0		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 12/31/2019 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS